UNIT 2361
OR 434/589
COURTSIDE VILLAGE 2 482/734

DUFFY DIANE E & JACK R JR
2361 BOXWOOD LANE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V28B-2361-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	END	END 100
View	AVERAGE	AVERAGE 100
Balcony	FOP-3	FOP-3 100
Parking	OPEN	OPEN 100
Bedrooms		2 100
Bathrooms		2 100
Oth Rooms		2 100
User Defined	REMODEL	REMODEL 100
Quality	03	Quality Level 03
DOR CODE	0400	CONDOMINIUM
MAP NUM		MKT AREA 10
NEIGHBORHOOD/LOC	10012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	1,460			1,460	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8328022		1,460				1984	1984	100	100	0		

1 CONDO – 100% - 2019 HX Base Yr 2019

2361 BOXWOOD LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		469,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		469,000
SOH/AGL Deduction		221,728
ASSESSED VALUE		247,272
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,550
TOTAL JUST VALUE		469,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0057	11/05/2018	WD	U	I	37	215,000
GRANTOR: GRAFF JAMES E & LAURA						
GRANTEE: DUFFY DIANE E & JAC						
2235/0055	11/02/2018	WD	U	I	30	100
GRANTOR: 2361 BOXWOOD LANE LLC						
GRANTEE: GRAFF JAMES E & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS